

West Family Land Auction. This is an excerpt from the warranty deed describing the easement to the neighbor's house off State Route 116.

Subject to a reservation by and in favor of Grantors, their heirs, successors and assigns, of permanent easement for ingress, egress and utilities, said easement being Fifty feet (50') wide and Twenty-five feet (25') on either side of the following described centerline: Commencing at the Southwest corner of Section 20, Township 55 North, Range 33 West, Buchanan County, Missouri; thence South 89 degrees 21 minutes 10 seconds East, a distance of 682.43 feet; thence North 00 degrees 38 minutes 50 seconds East, a distance of 33.61 feet; thence South 89 degrees 45 minutes 23 seconds West, a distance of 24.75 feet to the Point of Beginning; thence North 23 degrees 09 minutes 15 seconds East, a distance of 87.79 feet to the Point of Ending.

Said easement for ingress, egress and utilities shall be appurtenant to and for the benefit of, and shall run with the title of the land retained by Grantors, herein called "Grantors' Retained Land." Grantors Retained Land benefitted by the aforesaid said easement and which is not included in the land conveyed herein is approximately 3.60 acres more or less, located in the Southwest Quarter of said Section 20, Township 55 North, Range 33 West, Buchanan County, Missouri, and is more particularly described as follows: Commencing at the Southwest corner of Section 20, Township 55 North, Range 33 West, Buchanan County, Missouri; thence South 89 degrees 21 minutes 10 seconds East, a distance of 682.43 feet; thence North 00 degrees 38 minutes 50 seconds East, a distance of 33.61 feet to the Point of Beginning; thence North 06 degrees 54 minutes 48 seconds East, a distance of 114.08 feet; thence North 13 degrees 59 minutes 30 seconds East, a distance of 104.63 feet; thence North 28 degrees 42 minutes 11 seconds East, a distance of 75.05 feet; thence North 21 degrees 45 minutes 00 seconds East, a distance of 289.32 feet; thence South 72 degrees 22 minutes 59 seconds East, a distance of 251.27 feet; thence South 11 degrees 55 minutes 48 seconds West, a distance of 482.32 feet; thence South 89 degrees 45 minutes 23 seconds West 322.07 feet to the Point of Beginning.

The access for ingress and egress consists of an existing gravel driveway that runs over a culvert. The driveway shall remain gravel and the Grantees shall be responsible for maintaining the culvert. Grantors hereby agree to pay the cost of installation and maintenance of any utility lines installed under, on, or above the easement area described herein. By acceptance of this deed, Grantees agree not to construct any improvements over the easement area. These provisions will be binding upon the parties hereto and their successors in interest in the dominant and servient parcels of land herein described.